095.0	0002	0001.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,117,600 /	1,117,600
					USE VALUE:	1,117,600 /	1,117,600
					ASSESSED:	1,117,600 /	1,117,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
46		OLD MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MONNIN-BROWDER WILLIAM
Owner 2:	MONNIN-BROWDER ELIZABETH E
Owner 3:	
Street 1:	46 OLD MYSTIC ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TASSONE PASQUALE & HELENE/TR -
Owner 2:	HELENE & PASQUALE TASSONE 2015 -
Street 1:	46 OLD MYSTIC STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .288 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Brick Veneer Exterior and 2497 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 10 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12543.000	555,100	5,100	557,400	1,117,600
Total Card	0.288	555,100	5,100	557,400	1,117,600
Total Parcel	0.288	555,100	5,100	557,400	1,117,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 447.53 | /Parcel: 447.53

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	62121
GIS Ref	
GIS Ref	
Insp Date	11/15/18

!7785!

PREVIOUS ASSESSMENT

Parcel ID: 095.0-0002-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	555,100	5100	12,543.	557,400	1,117,600		Year end	12/23/2021
2021	101	FV	538,400	5100	12,543.	557,400	1,100,900		Year End Roll	12/10/2020
2020	101	FV	646,200	5100	12,543.	557,400	1,208,700	1,208,700	Year End Roll	12/18/2019
2019	101	FV	483,100	5100	12,543.	557,400	1,045,600	1,045,600	Year End Roll	1/3/2019
2018	101	FV	483,100	5100	12,543.	477,800	966,000	966,000	Year End Roll	12/20/2017
2017	101	FV	483,100	5100	12,543.	445,900	934,100	934,100	Year End Roll	1/3/2017
2016	101	FV	483,100	5100	12,543.	382,200	870,400	870,400	Year End	1/4/2016
2015	101	FV	471,600	5100	12,543.	342,400	819,100	819,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:10:35

LAST REV

Date	Time
08/18/20	10:31:06
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7785

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TASSONE PASQUAL	1547-89	1	7/31/2019		1,100,000	No	No		
TASSONE PASQUAL	1468-31		3/5/2015	Convenience	1	No	No		
	1007-129		12/1/1985		270,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/15/2018	Meas/Inspect	CC	Chris C
2/17/2009	Meas/Inspect	189	PATRIOT
10/30/2000	Hearing Chag	163	PATRIOT
11/9/1999	Mailer Sent		
10/18/1999	Measured	264	PATRIOT
9/6/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	62121
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12543		Sq. Ft.	Site		0	70.	0.63	4									557,405						557,400	

Total AC/HA:	0.28795	Total SF/SM:	12543	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	557,405	Spl Credit		Total:	557,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	6 - Stucco	20	%
Roof Struct:	1 - Gable		
Roof Cover:	2 - Slate		
Color:	RED BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.09858370
Const Adj.:	1.04406834
Adj $ / SQ:	149.110
Other Features:	114000
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	804521
Depreciation:	249402
Depreciated Total:	555120

COMMENTS

OF=TOILET & SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	3	Baths:	2	HB	1

REMODELING

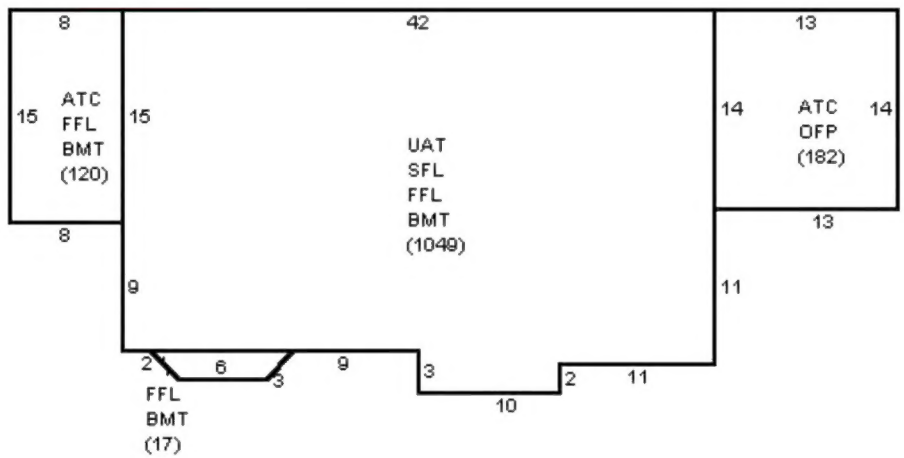
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	3	M

Totals		
1	10	3

SKETCH



7

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,186	44.730	53,053
FFL	First Floor	1,186	149.110	176,844
SFL	Second Floor	1,049	149.110	156,416
UAT	Upper Attic	262	114.810	30,110
OFP	Open Porch	182	26.690	4,858
ATC	Attic	106	149.110	15,761

Net Sketched Area:	3,971	Total:	437,042
Size Ad	2340.7	Gross Area	4954	FinArea	2497
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	G	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	217.70
Special Features:	0	Val/Su Net:	139.79
Final Total:	555100	Val/Su SzAd	237.15

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

095.0-0002-0001.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1930	21.25	T	40	101			5,100			5,100
2	Frame Shed	D	Y	1	8X10	A	AV	1988	0.00	T	24.8	101						

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100